

**10. PROPOSED DEVELOPMENT (IE, LAND DIVISION) PLAN**

**GENERAL INFORMATION**

APPLICANT/CONTACT: JOEL STIRLING  
 VANCOUVER, WA 98660  
 PHONE: (360) 756-1794 FAX: (360) 756-1794  
 PROJECT: 2208 E EVERGREEN BLVD. & LISA DISTEFANO  
 19847 MONTELUCE LANE  
 VANCOUVER, WA 98666  
 AREA: 2.21 ACRES  
 SITE ADDRESS: 19847-4-000  
 COMPREHENSIVE PLAN: UL  
 EXISTING CONDITIONS

TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN. (SHEPHERD, RIVERS, ETC.)  
 THERE ARE NO DESIGNATED FLOOD PLANS, FLOOD FRINGS,  
 OR AREAS PRONE TO FLOODING.  
 THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.  
 THERE ARE NO KNOWN UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS  
 ON THE SITE.  
 THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHEOLOGICAL  
 AREAS LOCATED ON THIS SITE.  
 THERE ARE NO WETLANDS, STEEP SLOPE BUFFER  
 AREAS LOCATED ON THIS SITE.  
 ALL INFORMATION IS SHOWN ON PROPOSED PLAN OR ATTACHED MAPS  
 AND RECORDS.  
 THERE ARE NO WETLANDS, STEEP SLOPE BUFFER  
 AREAS LOCATED ON THIS SITE.  
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 AREAS LOCATED ON THIS SITE.

**LANDSCAPE PLAN**

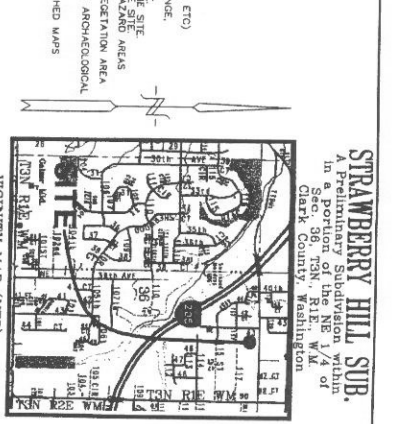
PLEASE REFER TO PROPOSED STORMWATER PLAN FOR LANDSCAPE  
 PLAN FOR NE 119TH STREET. ALL LANDSCAPING WILL BE PER CLARK  
 COUNTY ORDINANCE.

**OUTDOOR LIGHTING PLAN**

N/A

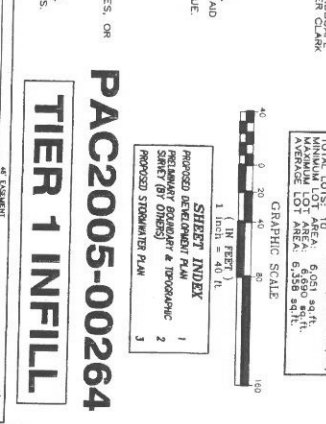
**MISCELLANEOUS INFORMATION**

THERE IS NO PHASING PROPOSED FOR THIS DEVELOPMENT.  
 A. THE TIME OF BUILDING PERMITS AND PARKS WILL BE PAID  
 BY THE APPLICANT.  
 B. NEW FIRE HYDRANTS WILL BE INSTALLED ON NE 119TH STREET  
 BUILDING CHECKS SHOWN ARE PER: CCCC 200.0100.  
 (RESIDENTIAL INLAND) FRONT - 19' SIDEWALK (10' BUILDING).  
 ALL EXCAVATION AND GRADING ASSOCIATED WITH THIS PROJECT  
 APPLICANT WITH CCCC 140.0100 & UBC CHAPTER 33 AS  
 THERE ARE NO WETLANDS, STEEP SLOPES, OR  
 DESIGNATED FLOOD PLANS, FLOOD FRINGS, OR  
 AREAS PRONE TO FLOODING.  
 EACH BUILDING UNIT WILL BE REQUIRED TO CONNECT TO  
 REGIONAL WASTEWATER DISTRICT SANITARY SEWER SYSTEM  
 100% OF PARCEL.



**OWNER:** LISA DISTEFANO  
 19847 MONTELUCE LANE  
 VANCOUVER, WA 98666  
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**APPLICANT/CONTACT:**  
 JOEL STIRLING  
 2208 E EVERGREEN BLVD.  
 VANCOUVER, WA 98661  
 PHONE: (360) 756-1794 FAX: (360) 756-1794  
 EMAIL: JOEL@STERLING-DESIGN.BIZ

**SITE DENSITY DATA:**  
 TOTAL AREA: 2.21 ACRES (94,764 sq ft)  
 BUILDING LOT AREA: 6,001 sq ft  
 MAXIMUM LOT AREA: 6,001 sq ft  
 MINIMUM LOT AREA: 6,001 sq ft



**DATE:** 11/11/03  
**REVISIONS:**

**BENCH MARK:**  
 2" BRASS DOME CAP ON CURB 3 FEET EAST OF THE NW  
 CORNER OF 205 OVERPASS ELEVATION = 191.57  
 CLARK COUNTY DATA

**PREPARED BY:**  
 JOEL STIRLING  
 2208 E EVERGREEN BLVD.  
 VANCOUVER, WA 98661  
 PHONE: (360) 756-1794 FAX: (360) 756-1794  
 EMAIL: JOEL@STERLING-DESIGN.BIZ

**SITE INFORMATION**

2208 E EVERGREEN BLVD. (20084-353)  
 19847 MONTELUCE LANE  
 VANCOUVER, WA 98666  
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